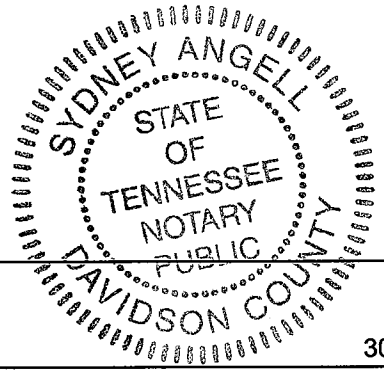
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 3.20.28

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Stewart Title Company
30 Burton Hills, Suite 200, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Kristen Ashley Horner | Bank of America | 128-10-0-049.00 |
| (NAME) 206 New Sawyer Brown Road | (NAME) 101 South Tryon St. | |
| (ADDRESS) Nashville, TN 37221 | (ADDRESS) Charlotte, NC 28255 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Domingo A. Carletello, a married man, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Kristen Ashley Horner, unmarried person, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 217 on the Plan of Stacy Square, Section 3, of record in Plat Book 4175, Page 154, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Domingo A. Carletello, a married man by Warranty Deed from Chanda Langston, an unmarried woman, Brandy Langston, a married woman, Elizabeth Langston, an unmarried woman, David Shane Langston, an unmarried man, Howard Wayne Peterson, Jr., a married man, dated 08/14/2025, of record in Instrument No. 20250820-0066479, as affected by Scrivener's Affidavit recorded in Instrument No. 20250904-0070570, Register's Office for Davidson County, Tennessee.

Subject property is investment property and is not now nor has it ever been the principal residence of the Grantor.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 206 New Sawyer Brown Road, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 1404334 DEEDWARR
04/10/2026 10:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,849.63
20260410-0029192



202604100029192

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 3rd day of April, 2026.

Domingo A. Carletello

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Domingo A. Carletello, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 3rd day of April, 2026.

Notary Public:
My Commission Expires: _____

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

**RETURN TO:**
**Stewart Title Company**
**30 Burton Hills, Suite 200**
**Nashville, TN 37215**

**Tennessee Certification of Electronic Document**

I, Benjamin Seamon, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 4/3/2026. (date of document).

Affiant Signature

4/9/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9 day of April, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

